



Order Filed on July 19, 2019 by
Clerk, U.S. Bankruptcy Court -
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Caption in Compliance with D.N.J. LBR 9004-1(b)

817131
PHELAN HALLINAN DIAMOND & JONES, PC
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
856-813-5500
**Attorneys for Secured Creditor: Wells Fargo Bank,
N.A.**

In Re:

Merida Mesa

Case No: 18-29225 - SLM

Hearing Date: 06/26/2019

Judge: STACEY L. MEISEL

ORDER RESOLVING OBJECTION TO CONFIRMATION

The order set forth on the following page, numbered two (2) is hereby **ORDERED**.

DATED: July 19, 2019


Honorable Stacey L. Meisel
United States Bankruptcy Judge

NJID 817131

PHELAN HALLINAN DIAMOND & JONES, PC

1617 JFK Boulevard, Suite 1400

Philadelphia, PA 19103

856-813-5500

Attorneys for WELLS FARGO BANK, N.A.

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEW JERSEY

IN RE:

MERIDA MESA

CASE NO. 18-29225 - SLM

CHAPTER 13

Debtors

ORDER RESOLVING
OBJECTION TO CONFIRMATION

HEARING DATE: 06/26/2019

This Order pertains to the property located at 335 RIVER ROAD, BOGOTA, NJ 07603, mortgage account ending with "7059";

THIS MATTER having been brought before the Court by, David E. Sklar, Esquire, Esquire attorney for debtors, MERIDA MESA upon the filing of a Chapter 13 Plan, WELLS FARGO BANK, N.A. by and through its attorneys, Phelan Hallinan Diamond & Jones, PC having filed an Objection to the Confirmation of said Chapter 13 Plan and the parties having subsequently resolved their differences; and for other and good cause shown:

IT IS on the 19th day of July, 2019, ORDERED as follows:

1. Debtor to sell the subject property (335 RIVER ROAD, BOGOTA, NJ 07603) by **August 6, 2019**. Said sale must satisfy Secured Creditor's claim in full pursuant to a valid payoff unless Debtor has obtained short sale approval from Secured Creditor.
2. Debtor is required to tender their full regular post-petition mortgage payments to Secured Creditor pending the sale of the subject property.
3. If the sale does not occur by **August 6, 2019**, Debtor agrees to amend their Chapter 13 Plan post-confirmation to provide for arrears listed in Bayview Loan Servicing, LLC's Proof of Claim (Claim #2-1) or propose alternative treatment for Secured Creditor's claim.
4. This Order shall be incorporated in and become a part of any Order Confirming Plan in the herein matter.

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
District of New Jersey

In re:
Merida Mesa
Debtor

Case No. 18-29225-SLM
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Jul 19, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 21, 2019.

db +Merida Mesa, 335 River Road, Bogota, NJ 07603-1017

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 21, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 19, 2019 at the address(es) listed below:

Charles G. Wohlrab on behalf of Creditor WELLS FARGO BANK, N.A. cwohlab@logs.com, njbankruptcynotifications@logs.com
David E. Sklar on behalf of Debtor Merida Mesa dsklar@scuramealey.com, ecfbkfilings@scuramealey.com;mmack@scura.com;lrichard@scura.com;jesposito@scuramealey.com
David L. Stevens on behalf of Debtor Merida Mesa dstevens@scuramealey.com, ecfbkfilings@scuramealey.com;dsklar@scuramealey.com;mmack@scura.com;lrichard@scura.com;jesposito@scuramealey.com
Denise E. Carlon on behalf of Creditor LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, Et Al... dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Marie-Ann Greenberg magecf@magtrustee.com
Nicholas V. Rogers on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com
Rebecca Ann Solarz on behalf of Creditor LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, Et Al... rsolarz@kmlawgroup.com
Robert Davidow on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com
Sherri Jennifer Smith on behalf of Creditor WELLS FARGO BANK, N.A. nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10